



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
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MINUTES
JANUARY 19, 2011

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The meeting was called to order by Chairman Arnold Finaldi Jr. at 7:45PM.

Present were Arnold Finaldi Jr., Kenneth Keller, Joel Urice and Alternate Fil Cerminara (arrived late). Also present was Associate Planner Jennifer Emminger.

CHECK ON HELEN ???

Absent were John Deeb, Edward Manuel and Alternates Paul Blaszkas and Helen Hoffstaetter.

Chairman Finaldi asked Mr. Cerminara to take Mr. Deeb's place for the items on tonight's agenda.

Chairman Finaldi said they would table the acceptance of the minutes

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CONTINUATION OF PUBLIC HEARING:

White Street Duchess Property LLC - Application for Revised Site Plan in acc. w/Sec. 10.D.7 of the Zoning Regulations for SE #556 approved 10/6/10 for One Stop, 276-280 White St. (#K13031). Public hearing opened 1/5//11 - 35 days will be up 2/28/11.

Mrs. Emminger said the applicant's agent had requested they table and continue this for tonight as they are getting ready to submit the revised plans but have not done so yet. Mr. Urice made a motion to continue this until the next meeting. Mr. Keller seconded the motion and it was passed unanimously.

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NEW BUSINESS:

Eastern Spanish Congregation of Jehovah's Witnesses - Application for Floodplain Permit - "Kingdom Hall of Jehovah's Witnesses", 9 New St., et als (#I14038, #I14041, #I14051 & #I14052) - SP #10-09.

Chairman Finaldi said this would be on file in the Planning & Zoning Office at City Hall.

Since there was nothing under Old Business, they went right into the Referrals.

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REFERRALS:

8-24 Referral/January 2011 City Council Agenda Item #4 -Request for Sewer Extension for Proposed Expansion of Blue Garage at Danbury Hospital, portion of 24 Hospital Ave. (#112001).

Mrs. Emminger reviewed the report from Mrs. Calitro on this referral. She said that a site plan with proposed improvements to the Blue garage is currently being reviewed by various City Depts. The improvements consist of increasing the number of parking spaces and adding a story to the existing garage. The existing garage is not presently connected to City sewer but State regulations require that when the improvements are completed the expanded garage has to be connected to City sewer. The report was very specific that this sewer extension request is for the Blue garage only. And other new structures or expansion of existing structures will require their own extension. Additionally this site is within the Existing Sewer Service Area as shown n the Plan of Conservation & Development.

Mr. Urice made a motion to give this a positive recommendation since this site is within an Existing Sewer Service area as shown in the Plan of Conservation & Development. Additionally, State regulations require that this structure be connected to the public sewer system. This recommendation is only for the expanded blue garage and is subject to the standard Dept. of Public Works/Engineering Dept. requirements for sewer extension. All final plans and documents should be approved by Corporation Counsel's office prior to acceptance and recording. Mr. Keller seconded the motion and it was passed unanimously.

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Mr. Keller suggested they look into using a Skype type system when they have problems getting a quorum for a meeting. Chairman Finaldi said that may be a good idea, but it definitely needs to be discussed with Corporation Counsel. Mr. Urice said he is familiar with this particular program but he believes that they have to keep these meetings open to the public.

Mr. Urice asked Mrs. Emminger if she had had any luck finding information about Public Act #10-87 regarding some additional recycling requirements. She said she had not but would speak to Mrs. Calitro and Attorney Edwards about it tomorrow. Mr. Urice said his concerns are "is it the Commission's purview to get involved with this" and "will we need to amend the Zoning Regulations to accommodate this new language?" Chairman Finaldi said they would discuss this at the next meeting.

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Chairman Finaldi said there was nothing under Other Matters or Correspondence. And listed under for Reference Only were two applications for Floodplain Permits.

At 7:55 PM, Mr. Keller made a motion to adjourn. Mr. Urice seconded the motion and it was passed unanimously.